

Information Sheet

Latecomer Reimbursement Area 2003-01 -- NE 23rd Avenue

1) Why is the Reimbursement Area Being Proposed

The latecomer reimbursement area has been requested by Legacy Health Systems which is in the process of developing a hospital complex south of NE 139th Street in Salmon Creek. As a part of their development approval, Legacy was required to construct NE 23rd Avenue between NE 134th Street and NE 139th Street. Clark County statutes allow developers to recover some of their costs of constructing public roadways from future developers who would benefit from the improvements. **Note that existing residences and businesses would not be assessed a reimbursement charge unless those properties were to go through a redevelopment process and generate additional traffic.**

2) Where is NE 23rd Avenue Located

NE 23rd Avenue will extend between NE 134th Street and NE 139th Street as shown on the attached map. This roadway is also known as the I-205 Off-Ramp Extension at NE 134th Street.

3) How Much Reimbursement is Legacy Seeking

The estimated costs for Legacy to construct NE 23rd Avenue are in excess of \$2.5 million. Legacy is seeking to recover \$750,000 from future developers who would benefit from this roadway improvement. These future developers are known as "latecomers".

4) Which Properties Would be Assessed a Latecomer Charge

The latecomer charge would only be assessed to those properties that meet all of the following criteria:

- 1) The property is located within the boundaries of the reimbursement area as shown on the attached map.
- 2) The size of the individual property or tax lot to be developed is greater than 10,000 square feet as of July 1, 2003.
- 3) The property when developed would place some traffic on NE 23rd Avenue south of NE 139th Street.
- 4) The property receives a development approval from Clark County within the next 15 years that results in an increase in traffic generation from the site.

As previously stated, (1) existing residences and businesses not planning to redevelop and generate additional traffic and (2) already approved developments, would not be assessed a reimbursement charge.

5) How Many Individual Properties would be Subject to the Assessments

Approximately 1,850 individual properties or tax lots in Salmon Creek could be subject to the assessments.

6) Why are Properties Smaller than 10,000 square feet Excluded from the Reimbursement Area

Smaller properties are excluded because those lots are likely residential and have already been platted to the smallest size possible under current County zoning rules. As a result, these properties would be unlikely to generate additional traffic and, thus, would not be subject to construction of off-site roadway improvements, such as NE 23rd Avenue.

7) What Types of Development Approvals would be Subject to the Latecomer Assessments

Applications for short plat, subdivision, conditional use permit, and site plan approvals would be subject to the latecomer assessments.

8) How Long would the Proposed Reimbursement Area be in Effect

The reimbursement area would be in effect for 15 years from the date of adoption by the Board of County Commissioners. Developments occurring after that time period would not be subject to a latecomer assessment.

9) When would Latecomer Payments be Due to the County

Latecomer payments would be due at the time that permits are approved for new developments. Developers would not be provided permit approvals without evidence that the payments had been made to the County.

10) How was the Proposed Reimbursement Rate Calculated

The proposed reimbursement rate is \$487 for each vehicle trip that a new development is projected to add to NE 23rd Avenue during the peak traffic hour of the day. The County has estimated that about 1,540 peak hour vehicle trips from eligible new developments would utilize and receive benefit from the NE 23rd Avenue roadway. Legacy has requested that \$750,000 be recovered from the reimbursement area. Based on these amounts and calculations (\$750,000 divided by 1,540 equals \$487), the proposed reimbursement rate for the latecomer area is \$487 per peak hour vehicle trip.

11) How would the Actual Amount of the Assessments be Determined

Each property, when developed, would prepare a traffic impact study that would project how much traffic from the development would use NE 23rd Avenue during the peak traffic hour of the day. That number of trips would then be multiplied by the \$487 reimbursement rate to result in the amount of the latecomer assessment. For example, if a 20 lot residential subdivision resulted in 4 peak hour trips onto NE 23rd Avenue, the amount of the assessment would be \$1,948.

12) What is the County's Authority to Establish Latecomer Reimbursement Areas

Clark County Code Chapter 12.36 establishes the County's authority to establish latecomer reimbursement areas. Washington State law Chapter 35.72 RCW provides the statutory basis for the County's statute.

13) How can the Public Comment on the Proposed Reimbursement Area

Up until July 14, 2003, written comments can be provided to:

Steve Schulte
Clark County Department of Public Works
1300 Franklin Street
Vancouver, WA 98666

A Public Hearing will be held at 10 AM on July 22, 2003 during which the Board of County Commissioners will receive oral testimony on the reimbursement area proposal. The Public Hearing will be held at

Public Service Center, 6th Floor, Commissioner's Hearing Room
1300 Franklin Street
Vancouver, WA 98666

14) Who can I Contact if I have Additional Questions

If you have additional questions regarding the reimbursement area proposal, you can review Clark County Code Chapter 12.36 on the County's web page at www.clark.wa.gov. If you have other questions, you can contact a customer service representative at 397-2446.

Proposed Assessment Reimbursement Area for NE 23rd Avenue

